

TOWN OF CAROGA

OFFICE OF CODE ENFORCEMENT

MUNICIPAL OFFICE BUILDING
1840 STHWY 10, P.O. BOX 328
CAROGA LAKE, NY 12032
Telephone: (518) 835-4211 ext. 25
Email: carogacodes@nycap.rr.com

DENIAL NOTICE

Date: February 19, 2020

To: Town of Caroga, Zoning Board

Subject: Lynn Garski
621 South Shore East Caroga
Caroga, NY 12032

Mailing Address: 3474 Woodlands Circle
Macedon , NY 14502

SBL#: 83.13-7-5
Zoned: LF 2.5
APA Classification Low Intensity

The property owner proposes to build a new garage. Said property is a legal, noncomplying lot. Property owner had a garage but tore down because it was in very poor condition and needed square footage for new front and rear decks for the house. This consideration involves the following section(s) of the local zoning ordinance.

Article 4, Section I, Subsection B; District Regulations. This section lists the applicability of regulations and states (B) No building or structure shall herein be erected, constructed or altered to exceed the dimensional standards of the zoning district said building or structure is located within. The actual square footage of the lot is total 11,319 sq. feet The proposed garage will put the allowed 10 percent coverage over by 248 Square feet.

As per Article 9, SectionVI, Subsection B; Nonconformance & Noncompliance. This section lists noncomplying lots and states (B) Where 2/3 of current minimum yard setbacks and other dimensional requirements cannot be met, the owner shall have the right to apply for one or more area variances. The proposed garage is located 10' off western property line. As per the 2/3 allowance of the 20' side yard setback, this is encroaching by 3.2'

Sincerely,



John Duesler
Code Enforcement Officer
Town of Caroga

Town of Caroga Building Permit Application

Owner Information:

Name: Lynn Garski
Mailing Address: 3474 Woodlands Circle
City, State, Zip Code: Macedon NY 14502
Telephone: 585 202 8325

Contractor Information:

Name: Self - Prebuilt Structure
Address: Bill Brindle Electric for plugs/light
City, State, Zip Code: _____
Telephone: _____
Insurance Information: _____

Location of Property:

Address (911#): 621 S. Shore E. Caroga Lake
SBL #: 83-13-7-5
Lot Size: 11,354 SQ. FT

Description of Project:

Replace Existing Garage that was removed (Legacy) but on 11/16/18. Request is to replace garage to right

*Most Projects require measurements from property lines.

() Drawings Attached

Estimated Value of Project: 6000.00

Code Enforcement Office will fill in information below.

Permit Type GARAGE

Denied Approved _____

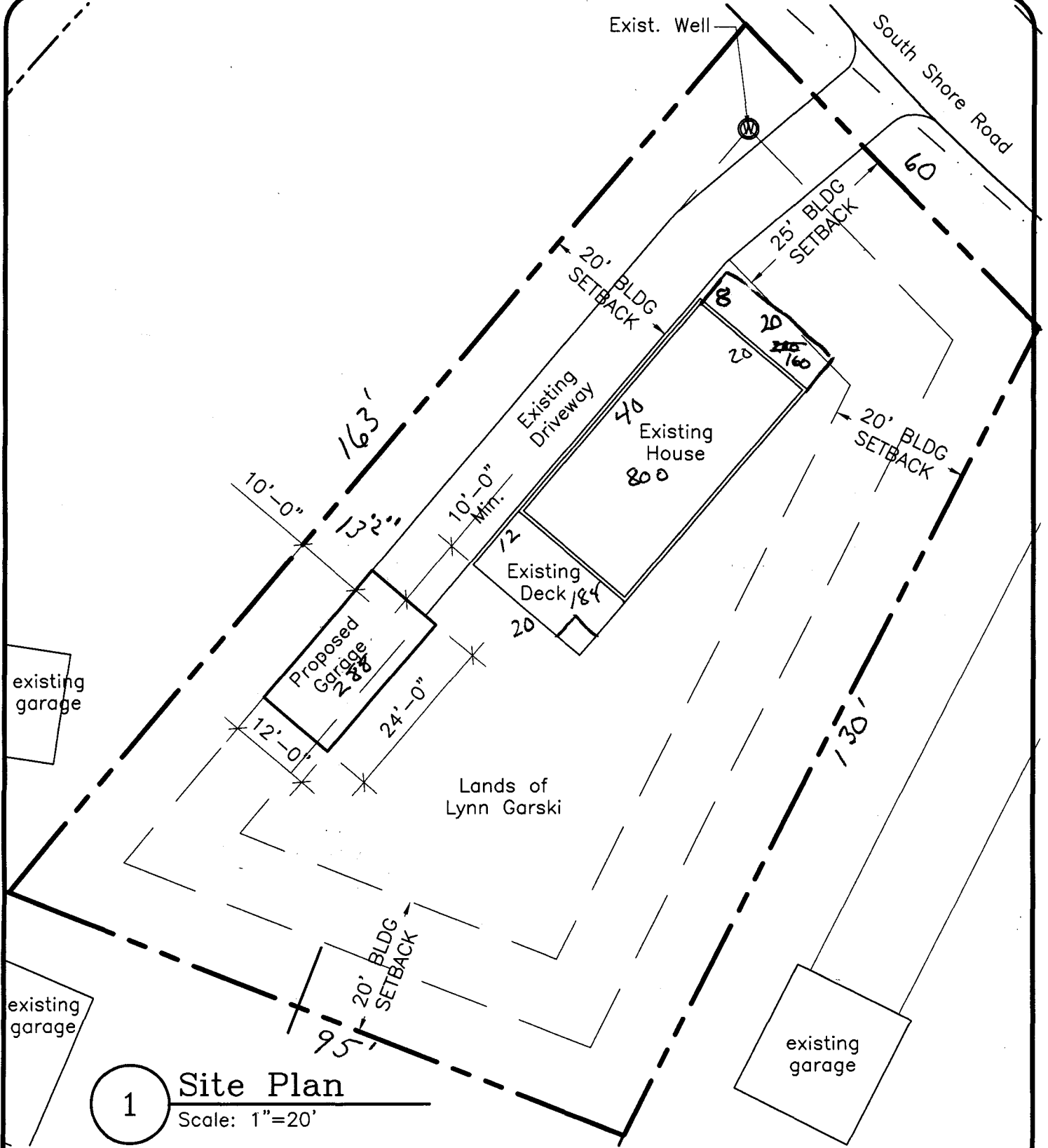
Date of Approval _____

Permit Fee _____

Paid by Cash or Check # _____

Issue C of C _____

Issue C of O _____



1 Site Plan
 Scale: 1"=20'

STEVEN E. SMITH, P.E.
 CIVIL & ARCHITECTURAL ENGINEERING
 25 WEST FULTON STREET
 GLOVERSVILLE, N.Y. 12078
 (518) 725-1555

Copyright by Steven E. Smith, P.E. 2020 all rights reserved.
 It is a violation for any person to alter the plan in any way,
 unless acting under the direction of an appropriately licensed
 person.

Lynn Garski
 Garage Design
 621 S. Shore Road
 Caroga Lake, NY

DRAWN BY Will Miles
DATE 02/17/2020
PAGE C-101

Site Plan

ZONING BOARD OF APPEALS
TOWN OF CAROGA, NY

Application for Zoning Board of Appeals

Appeal Number: _____ Dated: _____

To the Zoning Board of Appeals, Town of Caroga, New York.

I (we) Lynn Barski (name of applicant)

3474 Woodlands Circle (mailing address)

Macedon N.Y. 14502

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE CODE ENFORCEMENT OFFICER ON APPLICATION FOR:

Building Permit Number: _____ Dated: _____

WHEREBY THE CODE ENFORCEMENT OFFICER:

GRANTED _____

DENIED _____

Name of Permit Applicant: Lynn Barski

Property Location/Street Address: 621 SOUTH SHORE EAST CAROGA

Section, Block and Lot Number: 83.13-7-5

Zoning District of said Property: LF 2.5

Type of Permit Applied for: GARAGE

Is this applicant in need of a certificate for continuation of a nonconforming use: Yes / No

Is the applicant seeking a review of the decision of the code officer: Yes / No

Provisions(s) of the Zoning Ordinance (Local Law) Appealed:

Indicate the article, subsection and paragraph of the Zoning Ordinance that is being appealed by number.

Do not quote the Ordinance.

ARTICLE: 4 SECTION: I SUBSECTION: B PARAGRAPH: _____

Type of Appeal this application pertains to:

An interpretation of the zoning ordinance or zoning map

A variance to the zoning ordinance

Previous Appeals:

A previous appeal:

() has

(X) has not been made with respect to this decision of the building inspector or with respect to the property.

Such appeal(s) was (were) in the form of

() a requested interpretation

() a request for a variance and was (were) made in;

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

- Reason for Appeal. Complete Sections below or Use extra sheet if necessary.

A. Interpretation of the Zoning Ordinance or decision of Code Enforcement Officer is requested because:

B. A variance to the zoning ordinance is requested for these reasons:

1. Strict Application of the ordinance would produce Undue Hardship because:

2. The variance would observe the spirit of the ordinance and would Not change the character of the district because:

Property already had a garage on it that was in very poor shape. This will be brand new that blends in with the property and neighborhood. Moving Garage to right side allows the home to have only 1 driveway and allow grass to be planted to create a more sustainable environment.

STATE OF NEW YORK
COUNTY OF

_____) ss:
Fulton)

Sworn to me this 19th day of February, 2020

Lynn Harris
(Signature)

Linda M Gilbert
(Notary Public) or Town Clerk

LINDA M. GILBERT
Notary Public, State of New York
No. 01GI5077557
Qualified in Fulton County
Commission Expires May 12, 2023

Quitclaim Deed

98
16th MARCH 98
EIGHTY8

THIS INDENTURE, made the 16 day of MARCH Two Thousand and ~~Eleven~~

BETWEEN

Joseph Leibl, PO Box 8, Canastota, New York 13032, party of the first part.
and

Lynn Garski, 3474 Woodlands Circle, Macedon, New York 14502, party of the second part

WITNESSETH, that the party of the first part, in consideration of one dollar paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part All that Tract, Piece or parcel of land, situate in the Town of Caroga, County of Fulton, State of New York, described as follows:

**SWIS CODE # 172400
SBL # 83.13-7-5
Location: 621 S Shore E Caroga Lake**

It being the intention to convey property commonly known as 621 S Shore, East Caroga Lake, Tax Map #83.13-7-5.

Being the same premises conveyed by Tax Sale Deed from Fulton County to Joseph Leibl, dated July 23, 2002 and recorded in the Fulton County Clerk's Office on July 23, 2002 in Liber 918 of Deeds at Page 153.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

